

# Rancho Monticello Summary of Values

## Cost Approach

### FAIR VALUE ESTIMATES

#### Infrastructure

Roadways	\$1,025,163
Boat Ramp	\$326,027
Drain Culvert, 12"	\$54,276
Drain Structures	\$25,178
Sewer Collector, 6"	\$490,540
Sewer Lateral, 4"	\$169,034
Sewer Main, 4"	\$69,973
Sewer Manholes	\$63,142
Water Main 3.5"	\$165,431
Water Main 2"	\$648,058
Full MH & RV Hook-ups	\$485,544
Partial MH & RV Hook-ups	\$104,891
Tent sites	\$46,419
Electric Cabling	\$973,845
Street Lighting	\$36,607
Landscaping, signage, gates, fencing	\$415,052
Day Use Area	\$108,015

Infrastructure Subtotal	\$5,207,195
-------------------------	-------------

#### Dock & Fueling Improvements

2 docks added in 2003	\$564,893
Gas Dock	\$7,956
Dock under shed	\$9,261
Gas Storage Tank	\$41,141
Fuel Dispenser	\$6,950
CMU Retaining Wall	\$2,064,423

Dock & Fueling Improvements Subtotal	\$2,694,623
--------------------------------------	-------------

#### Water & Sewage Systems

Sewage Treatment (Pending)	\$261,534
Water Purification (Pending)	\$1,138,419

Water & Sewage Systems Subtotal	\$1,399,952
---------------------------------	-------------

#### Building Improvements

Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Cabin w/Wood Deck	\$20,788
Bath Houses (2) w/ Landscaping, Walks	\$445,444
Boat Storage	\$27,895
Boat Storage	\$21,458

## **Rancho Monticello Summary of Values**

### **Cost Approach**

Boat Storage	\$21,458
Boat Storage	\$63,944
Storage Building	\$29,106
Pole Barn	\$16,771
Shop Theatre	\$231,707
Store/Restaurant w/Covered & Open Wood Decks, Landscaping, Walks	\$391,464
Gate House w/Fountain & Landscaping	\$15,976
Office w/Open Wood Deck	\$211,361
Bathhouse w/Landscaping & Walks	\$78,970
Shop Building	\$140,667
Cabin w/Covered Wood Deck	\$11,759
Building Improvements Subtotal	\$1,915,858
Grand Total	\$11,217,628

---